



Hanover Zoning Board of Appeals

Meeting Agenda

October 7, 2015

7:30 p.m.

Second Floor Hearing Room

Hanover Town Hall

1. 7:30 p.m. – Call meeting to order
2. Review meeting minutes from September 2, 2015
3. Upcoming Meeting Schedule:

October 28th, 2015
November 4th, 2015
4. 7:30 p.m. Public Hearings (Public Hearings may be heard out of order)
5. Requested Extension of Special Permit, Variances and Site Plan Approval ZBA Case Z-14-7: 263 Winter Street

Pursuant to Section 13.200 of the Hanover Zoning Bylaws, American Towers, LLC (“American Tower”), requests a six (6) month extension of the Special Permit, Variances and Site Plan Approval granted by the Board and filed with the Hanover Town Clerk on October 9th, 2014 for the development of cell tower facility at 263 Winter Street.

6. Public Hearing for ZBA Case Z-15-16: 54 Old Shipyard Lane

The petitioners, Caleb Estabrooks and Elizabeth Johansen have requested a continuance of public hearing Z-15-16, 54 Old Shipyard Lane to the next scheduled Zoning Board of Appeals Meeting.

Caleb Estabrooks and Elizabeth Johansen, 67 Washington Street, Hanover, MA 02339, filed a notice of appeal with the Town Clerk on August 17, 2015 for property identified as 54 Old Shipyard Lane, Hanover, MA Assessors Map 58, Lot 39. The petitioner has filed a notice of appeal concerning the Zoning Enforcement Officers, zoning determination pursuant to M.G.L. c. 40A Section 7 and 15, related to Section 5.700 of the Town of Hanover Zoning Bylaw. The petitioner is appealing the Zoning Enforcement Offices ruling; the Hanover Zoning Bylaw Section 5.700 – Lots in Wetland Resource Area or Well Protection Zone is not applicable to the locus identified as 54 Old Shipyard Lane due to the existence of the locus prior to the adoption of Section 5.700 of Hanover Zoning Bylaw.

7. Public Hearing for ZBA Case Z-15-7: 1087 Main Street

MJB Investments, c/o Matt Bessette, 50 Waterman Street, East Bridgewater, MA 02333, filed with the Town Clerk September 18, 2015 for property located at 1087 Main Street, Hanover, MA Assessors Map 9, Lot 10. The applicant requests a Special Permit under Section 4.220 “Pre-Existing Non-Conforming Structures” of the Town’s Zoning Bylaws. The applicant proposes the reconstruction of a new foundation and single family dwelling in the same location of the existing structure, using the same footprint which currently exists on the site.

8. Adjourn meeting

Agenda is subject to change without notice